

SKYLINE / PARADISE HILLS

Public Facilities Financing Plan

Fiscal Year 2003



July 2002

Planning Department
Facilities Financing

(R-2003-20)

RESOLUTION NUMBER R-296842

ADOPTED ON JUL 23 2002

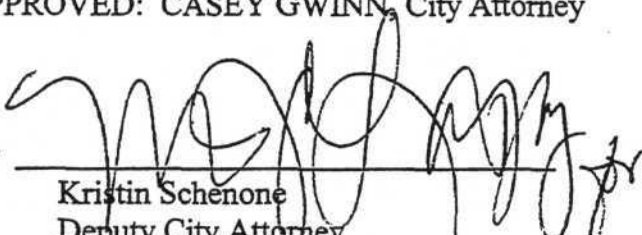
RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO APPROVING THE SKYLINE/PARADISE HILLS
PUBLIC FACILITIES FINANCING PLAN RESCINDING THE
EXISTING DEVELOPMENT IMPACT FEES.

BE IT RESOLVED, by the Council of the City of San Diego as follows:

1. That Council rescind the existing Development Impact Fees; and
2. Approve the establishment of new development fees for all property within the Skyline/Paradise Hills Community.
3. The Council approves the Skyline/Paradise Hills Public Facilities Financing Plan for Fiscal Year 2003 for the Skyline/Paradise Hills Community, a copy of which is on file in the office of the City Clerk as Document No. RR-296842.

APPROVED: CASEY GWINN, City Attorney

By


Kristin Schenone
Deputy City Attorney

KS:mm
06/20/02
Or.Dept:Plann.
R-2003-20
Form=fbaplanr.frm

Mayor

Dick Murphy

City Council

Scott Peters, Council District 1
Byron Wear, Council District 2
Toni Atkins, Council District 3
George Stevens, Council District 4

Brian Maienschein, Council District 5
Donna Frye, Council District 6
Jim Madaffer, Council District 7
Ralph Inzunza, Council District 8

City Attorney's Office

Casey Gwinn, City Attorney
Kristin Schenone, Deputy City Attorney

Planning Department

S. Gail Goldberg, AICP, Planning Director
Gary W. Halbert, Chief Deputy Director
Charlene M. Gabriel, Facilities Financing Manager
Pamela Bernasconi, Supervising Project Manager
Vicki Burgess, Project Manager
Gloria Hensley, Principal Engineering Aide
Rosalinda Macaraeg, Admin Aide II
Mary Griego, Word Processing Operator

Skyline/Paradise Hills Planning Committee

Guy Preuss, Chair
Wayne English, Vice-Chair
Cathy Ramsey, Secretary
Alfred Florence, Treasurer
Vernon Brinkley
Ezra B. Carroll
Bill Gomez
Kenneth Courtney
Mildred Hutcherson
Nick Jaconette
Carol Olson
Lyle Olson
Cynthia Ramero
Frank Von Roenn
Sal Zavala

Figure 1

SKYLINE - PARADISE HILLS BOUNDARY MAP

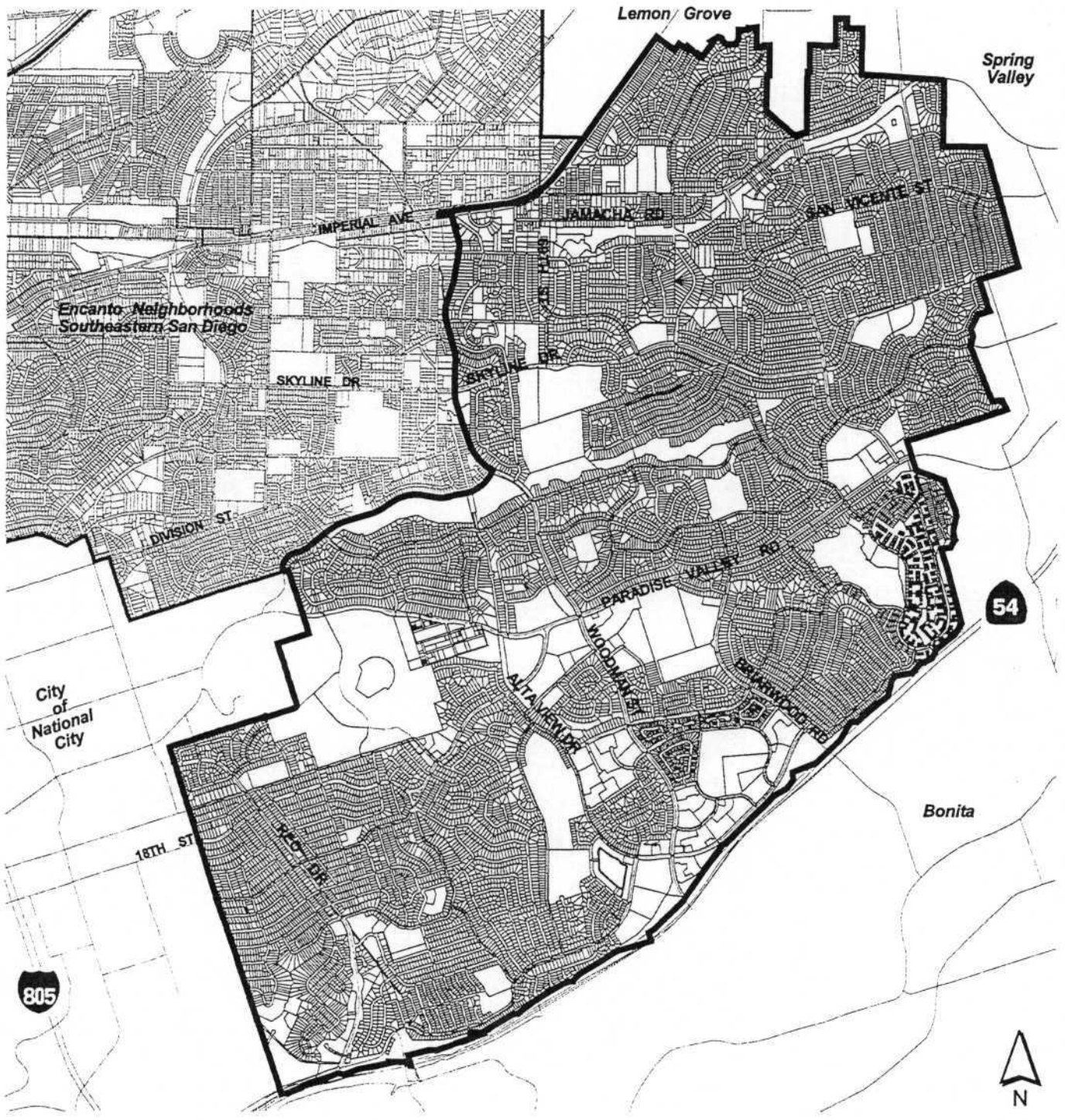


Table of Contents

Summary	1
General	1
Development Forecast and Analysis	1
Periodic Revision	2
Existing Public Facilities & Future Needs	2
Transportation	2
Park and Recreation	2
Library	3
Fire Protection	3
Police Protection	3
Summary of Public Facilities Needs	4
Skyline/Paradise Hills - Public Facilities Financing Plan	4
Financing Strategy	4
General Assumptions and Conditions	8
Development Impact Fee Determination	9
Background	9
Distribution of Project Costs and Fee Determination	9
Transportation	9
Park and Recreation	10
Library	10
Fire Facilities	11
Development Impact Fee Schedule	12
Skyline/Paradise Hills Planning Committee, Priority List	13
Table 1–Skyline/Paradise Hills Facilities Summary	14
Transportation	17
Park and Recreation	32
Library	44
Fire	46

Skyline/Paradise Hills Summary

General

The PROGRESS GUIDE AND GENERAL PLAN for the City of San Diego recommends division of the City into planning areas which are designated as Urbanized, Planned Urbanizing and Future Urbanizing areas. Urbanized areas include the central portion of San Diego as well as the remaining older sections of the City. Planned Urbanizing areas consist of newly developing communities. Future Urbanizing areas include land which is primarily undeveloped.

The Skyline/Paradise Hills community planning area is an Urbanized area. This document is the first Public Facilities Financing Plan which sets forth the major public facilities needs in the areas of transportation (streets, storm drains, traffic signals, etc.), libraries, park and recreation facilities, and fire stations.

This plan supersedes the previously approved Community Facilities Summary List. The facilities listed in this Financing Plan will be needed over the next approximately twenty years when the ultimate build-out of the community is programmed. The Skyline/Paradise Hills Public Facilities Financing Plan is a guide for future development within the community and serves to determine the public facility needs reflected in this document. The City Council has previously adopted a Development Impact Fee to help mitigate the cost of the public facilities necessitated by development in the community. The Development Impact Fees for residential development were adopted on August 4, 1987, by Resolution #R-269019, and commercial/industrial Development Impact Fees were adopted on September 14, 1987, by Resolution #R-269274.

Development Forecast and Analysis

The Skyline/Paradise Hills Community Plan is a comprehensive policy guide for the physical development of the community. The Skyline/Paradise Hills Community is located in the southeastern portion of the city. The community is bordered on the north by the City of Lemon Grove and the Encanto Neighborhood in the community planning area of Southeastern San Diego, on the east by an unincorporated area of San Diego county, on the south by the South Bay Freeway and an unincorporated area of San Diego county, and on the west by the City of National City.

The Skyline/Paradise Hills Community, totaling approximately 4,500 acres, is developing in accordance with the Skyline/Paradise Hills Community Plan, adopted in 1987. Currently, the Skyline/Paradise Hills community contains approximately 15,218 single family detached units, 87 mobile homes, and 3,884 multiple family dwelling units, with a total population of 69,118.

An analysis of present and projected development, and using the community plan as a guide indicates that, over the next twenty-year period, approximately 2,445 additional residential dwelling units will be constructed.

Periodic Revision

To ensure that this program maintains its viability, this plan may be periodically revised to include, but not necessarily limited to, City Council changes (amendments) to the Community Plan.

Existing Public Facilities & Future Needs

Transportation

Skyline/Paradise Hills is served by a transportation network which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system. Provision of adequate transportation facilities has been a continuing process of providing those facilities to support the needs of existing and future development.

Transportation improvements in Skyline/Paradise Hills are dictated by traffic volume. Improvements will be funded through a combination of Development Impact Fees (DIF), grants and other funding sources yet to be determined.

Park and Recreation

The Skyline/Paradise Hills community is currently served by three population-based community parks, the Bay Terraces Community Park, Paradise Hills Community Park, and the Skyline Community Park. Neighborhood parks in the community include Boone, Keiller, Lomita, Parkside, Skyview, and Marie Widman Neighborhood Parks. There are also two joint use areas in the Skyline/Paradise Hills community, Penn Elementary and the School of Creative & Performing Arts. Based on the City of San Diego Progress Guide and

General Plan standards for population-based park acreage, with a current population of 69,118, park acreage is deficient.

As additional dwelling units are constructed, the resulting residents will require park or park-like facilities to serve them. In order to help satisfy the park acreage deficiency, the mutually-beneficial development of joint-use facilities with the San Diego Unified School District is encouraged. The Park and Recreation Department and the San Diego Unified School District have recently negotiated a Draft Memorandum of Understanding (MOU) related to the development and maintenance of joint-use facilities which recommends joint-use areas contain two (2) useable acres to accommodate turf in a configuration acceptable for multi-sports use.

Library

Two City of San Diego branch libraries are located within the vicinity of the Skyline/Paradise Hills Community. The Paradise Hills Branch, built in 1964 has 3,875 square feet, the Skyline Hills Branch, built in 1969 has 4,400 square feet.

The Skyline/Paradise Hills Community needs two new Libraries; the Paradise Hills Branch will be expanded to 15,000 square feet, and the Skyline Hills Branch will be expanded to 25,000. The additional space is needed to accommodate the increased population and provide meeting rooms and additional technology capabilities.

Fire Protection

Fire protection for Skyline/Paradise Hills is provided by Station No. 32, located at 484 Briarwood Road. An additional fire station No. 54 is proposed to serve the area, with construction to begin in Fiscal Year 2005, and completion of the project estimated in early Fiscal Year 2007.

Police Protection

The Skyline/Paradise Hills Community is served by the San Diego Police Department's Southeastern Division, located at 7222 Skyline Drive. In addition to this police substation, there is one police storefront in the community, located at 6919 Paradise Valley Road.